

**Note: The following case(s) is/are included in this ad.**  
**Click on the process number or applicant's name to go directly to the ad.**

<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-262</u></a>	<a href="#"><u>SUMMERVILLE DEVELOPMENT, INC.</u></a>
<a href="#"><u>04-061</u></a>	<a href="#"><u>RIDEL &amp; DIADENYS NODARSE</u></a>
<a href="#"><u>04-104</u></a>	<a href="#"><u>JUAN GUZMAN &amp; NELSON VALLEDOR</u></a>
<a href="#"><u>04-156</u></a>	<a href="#"><u>LONDON REAL ESTATE HOLDINGS NO. 1, INC.</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/14/04 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence

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HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

PAGE TWO

N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. LESS AND EXCEPT: The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)

BU-1 (Business – Neighborhood)

RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANTS: RIDEL & DIADENYS NODARSE

- (1) GU to BU-3
- (2) Applicant is requesting to permit a site with 0.83 acre (1 acre required) for used car sales.
- (3) Applicant is requesting to permit a landscaped buffer varying from 0' to 12' in width (15' buffer required) and to waive the required hedge for used car lots abutting property under different ownership and along rights-of-way.
- (4) Applicant is requesting to waive the required 5' wall along the rear and interior side (N/ly, W/ly & S/ly) property lines where a business lot abuts a residential district.
- (5) Applicant is requesting to permit a building setback 3' (20' required) from the front (E/ly) property line.
- (6) Applicant is requesting to permit a site with 22 parking spaces (27 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Used Car Lot," as prepared by Bellon Milanese, Architects and dated 7/15/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Parcel of land lying within Section 13, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the Northeast corner of the NE ¼ of the SW ¼ of the SW ¼ of Section 13; thence S89°02'52"W along the south line of the NW ¼ of Section 13 for the distance of 62.27'; thence S41°18'49"W for a distance of 62.89' to the beginning of the herein described parcel of land; thence continue S41°18'49"W for a distance of 360'; thence N48°41'11"W for a distance of 100' to a point of the east line of the Florida Department of Transportation (FDOT) 5<sup>th</sup> District Right-of-Way; thence N41°18'49"E along the east line of the FDOT 5<sup>th</sup> District right-of-way for a distance of 360'; thence S48°41'11"E for a distance of 100', to the west line of U. S. Highway No. 1 and the Point of beginning.

LOCATION: 22840 S. Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.83 Acre

GU (Interim)  
BU-3 (Business – Liberal)

HEARING NO. 04-10-CZ15-2 (04-104)

8-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANTS: JUAN GUZMAN & NELSON VALLEDOR

Applicants are requesting to permit a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Location Sketch & Survey," as prepared by AFA & Company, Inc., dated 2/2/04 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 60, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The west side of Old Cutler Road and 225' north of S.W. 213 Street Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 85'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: LONDON REAL ESTATE HOLDINGS NO. 1, INC.

Applicant is requesting to waive the zoning regulations requiring 100' of dedication for Moody Drive (S.W. 268 Street); to permit 35' of dedication (50' required) on the north side of S.W. 268 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: All of Block 11, in G. W. MOODY'S SUBDIVISION, Plat book 1, Page 106; also, that certain alley lying in said Block 11, closed and vacated by Resolution #4042, Deed Book 3377, Page 79, less the following described land which has heretofore been dedicated or conveyed for road purposed: A) 1 50' strip off the NW/ly side of Lots 1 – 3, for state road right-of-way; B) All that part of Block 11, including the 10' alley therein of G. W. MOODY'S SUBDIVISION, Plat book 1, Page 106, which lies south of a line that is 35' north of and parallel to the south line of the north ½, of the NW ¼ of Section 34, Township 56 South, Range 39 East, less that part thereof previously dedicated to the public, together with that external area, at the W/ly corner of the land remaining, cut off by an arc having a radius of 15' and being tangent to the new property lines.

LOCATION: The Northeast corner of S.W. 268 Street & State Road No. 5 (U. S. Highway # 1), A/K/A: 26799 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.304 Acre

PRESENT ZONING: BU-1A (Business – Limited)